
Z-2449
PARK 350 PARTNER, LLP
A TO I3

STAFF REPORT
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REQUEST MADE, PROPOSED USE, LOCATION:

Petitioner, who is also the owner and represented by Joseph Bumbleburg, is requesting rezoning of 1.45 acres located on the south side of Veterans Memorial Parkway South. The property is part of a larger 50+ acre tract zoned industrially which will be the future site of Nanshan America Advanced Aluminum Technologies. The property is located just west of US 52 in Lafayette, Wea 12 (SW) 22-4.

ZONING HISTORY AND AREA ZONING PATTERNS:

This 1.45 acres has, since the inception of zoning in the county, been zoned A. Much of the surrounding area has become industrially zoned through numerous requests over the years, including 1,400 acres established in 1997 as part of the Greater Lafayette Progress, Inc. planned industrial expansion area (Z-1715).

In 2000, the four corners of the intersection of US 52 and Veterans Memorial Parkway underwent a change in zoning from A and R1 to GB (Z-1955).

AREA LAND USE PATTERNS:

This undeveloped site is at the east end of a larger industrial tract, the proposed future home of Nanshan America Advanced Aluminum Technologies. Abutting to the west is Park 350 Industrial subdivision; the only structure in the subdivision is a large warehouse. Other immediately adjacent land is currently undeveloped.

TRAFFIC AND TRANSPORTATION:

Veterans Memorial Parkway, on which this property fronts, is classified as a primary arterial and requires a 60' setback. Access to the site will be gained from US 52.

ENVIRONMENTAL AND UTILITY CONSIDERATIONS:

When developed, this site will be served by City of Lafayette utilities.

A 15' wide Type A bufferyard will be required where this property abuts the GB-zoned property to the east.

STAFF COMMENTS:

This rezone request is a necessary formality to correct a small piece of property that has retained its agricultural zoning in the middle of industrial ground. Lafayette Urban Railway purchased a bulk of the industrial expansion area, including this property, shortly after GLPI's industrial rezone in 1997. At that time, the subject land and adjacent

property (approximately 8.6 acres) that fronted on 350 S was also zoned A. In 2000, those 8.6 acres were parcelized and rezoned General Business, as well as property on all sides of the intersection of Veterans Memorial Parkway and US 52 (Z-1955). This 1.45 acres, as it was not part of the parcelization because it was under LUR's ownership, was not included in the rezone and retained agricultural zoning.

When Nanshan America Advanced Aluminum Technologies expressed interest in siting operations at this location, this 1.45 acres of anomalous A zoned land went unnoticed. Though staff has not seen any plans for this site and how the subject property may be utilized, rezoning this property to I3 would allow them full access to all the property. Additionally, 1.45 acres of agricultural land sandwiched between industrial and commercial property has no viable future.

STAFF RECOMMENDATION:

Approval